

DR - 3.5

BL-CCC  
SHOPPING CENTER

B.L.  
SUNOCO SERVICE STA.

LUTHERVILLE ELEMENTARY SCHOOL  
PROPERTY AT  
LOCATED IN  
8th DIST. - BALTO. CO. - MD.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *7/23/80*  
ZONING COMMISSIONER  
DATE *7/23/80*  
C-604-80  
80-177-X

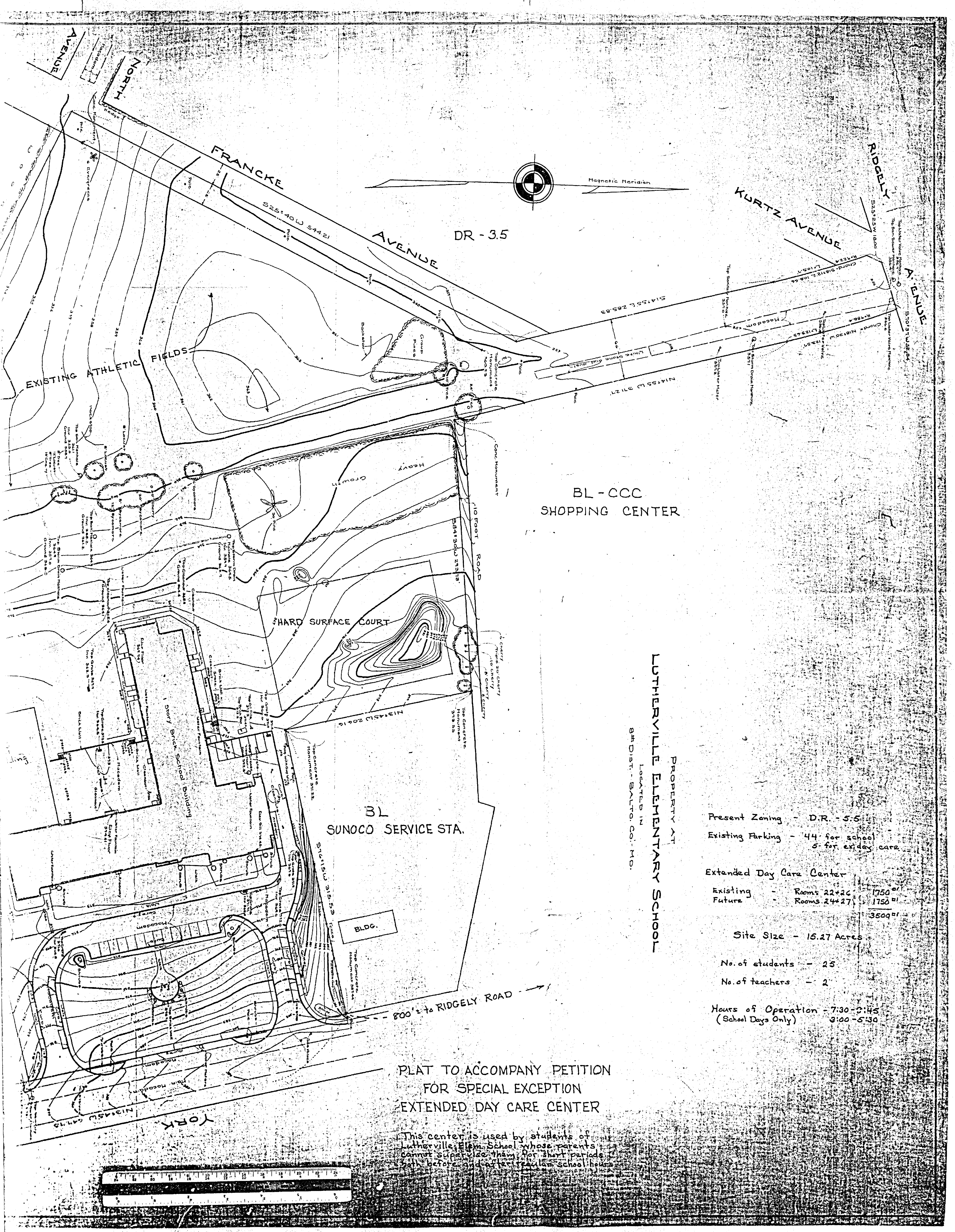
Present Zoning - D.R. - 5.5  
Existing Parking - 36 for school  
5 for ex. day care  
Extended Day Care Center  
Existing - Rooms 22+26 1750 sq ft  
Future - Rooms 24+27 1750 sq ft  
3500 sq ft  
Site Size - 15.27 Acres  
No. of students - 25  
No. of teachers - 2  
Hours of Operation - 7:30-8:45  
(School Days Only) 3:00-5:30  
Mon. - Fri.

PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
EXTENDED DAY CARE CENTER

This center is used by students of  
Lutherville Elem. School whose parents  
cannot supervise them for short periods  
both before and after regular school hours

Note: No parking in driveways





DR - 3.5

BL - CCC  
SHOPPING CENTER

BL  
SUNOCO SERVICE STA.

PROPERTY AT  
LUTHERVILLE ELEMENTARY SCHOOL  
LOCATED IN  
8th DIST. - BALTO. CO. - MD.

Present Zoning - D.R. - 5.5  
Existing Parking - 44 for school  
5 for extended day care

Extended Day Care Center  
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Future - Rooms 24+27 1750 sq ft  
3500 sq ft

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cannot supervise them for short periods  
both before and after regular school hours



DR - 5.5

DR - 3.5

EXISTING ATHLETIC FIELDS

HARD SURFACE COURT

Existing School Building

1 story Brick School Building

BL  
SUNOCO SERVICE STA.

Extended Day Care  
Center Parking  
5 Spaces

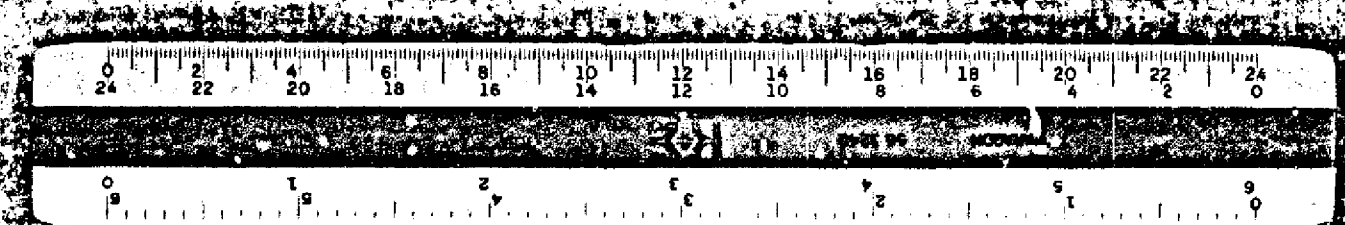
BLDG.

PLAT TO ACCOMPANY  
FOR SPECIAL EX  
EXTENDED DAY CARE

This center is used by a  
Lutherville, Md. School wh  
cannot supervise the  
fully before and after

BM  
CHIEFTIAN  
PONTIAC

REV. ADDED 9-15-55  
REVISIONS ADDED 7-11-55  
SCALE 1"=40' MARCH 2, 1955  
DOLANBERG ENGINEERS  
SUNOCO SERVICE STATION  
700 CAMPBELL AVE. TO W. 400





DR-5.5



BM  
CHIEFTIAN  
PONTIAC

REVISED 9-15-55  
REVISIONS ADDED 7-11-55  
SCALE 1/4\"/>

PLAT TO ACCORD  
FOR SPECIFICATIONS  
EXTENDED DAY  
This center is us.  
Lutherville, Elmer, Sr.  
cannot supervise  
both before and after



DR-5.5

EXISTING ATHLETIC FIELDS

FRANCKE AVENUE

NORTH AVENUE

PROPOSED DIVISION OF AVENUE

MIDDLE AVENUE

Existing School Building

1500' Buick School Building

BL SUNOCO SERVICE

Extended Day Care Center Parking 5 Spaces

BM CHIEFTIAN PONTIAC

BLOC.

PLAT 1 FOR EXTENSION

Note: No parking in driveways

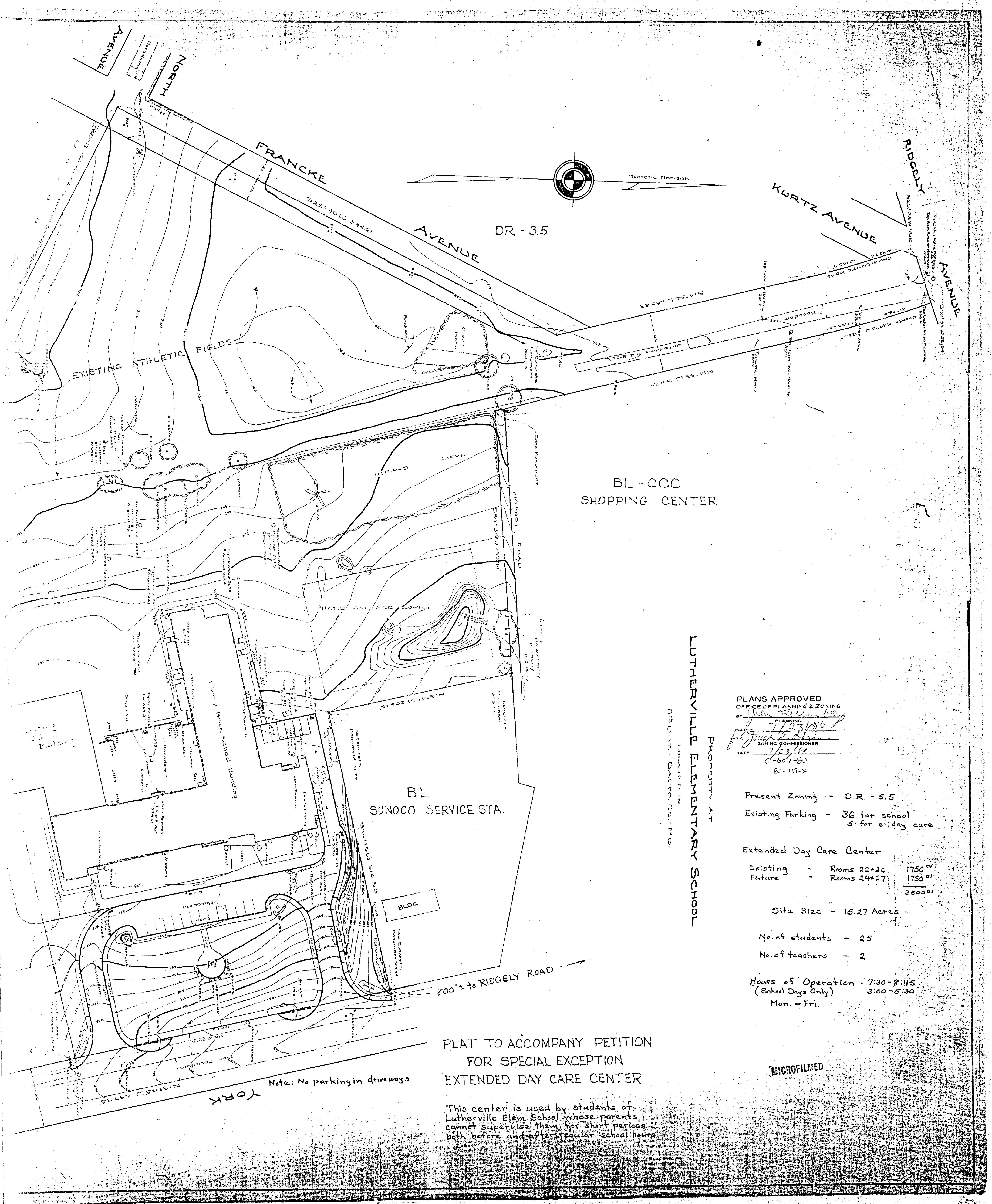
This center is a Lutherville center both before and after

These elevations, shown here, are based on the Baltimore County Metropolitan District datum. (Datum: North 1983)

REV. ADDED 9-15-95  
REVISIONS ADDED 7-11-95  
SCALE 1"=40' MARCH 21, 1995  
DOLANBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 LUTHERVILLE AVENUE, TOWSON, MD







BL-CCC  
SHOPPING CENTER

BL  
SUNOCO SERVICE STA.

PROPERTY AT  
LOCATED IN  
SMDIST. BALTO. CO. MD.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *7/23/80*  
ZONING COMMISSIONER  
DATE *7/23/80*  
C-607-80  
80-117-X

Present Zoning - D.R. - S.5  
Existing Parking - 36 for school  
5 for e. day care  
Extended Day Care Center  
Existing - Rooms 22+26 1750 sq ft  
Future - Rooms 24+27 1750 sq ft  
3500 sq ft  
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PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
EXTENDED DAY CARE CENTER

This center is used by students of  
Lutherville Elem. School whose parents  
cannot supervise them for short periods  
both before and after regular school hours

MICROFILMED



PETITION FOR ZONING RE-CLASSIFICATION  
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Board of Education of  
I, or we, Baltimore County, legal owner, of the property situate in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,  
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant  
to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_  
zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore  
County, to use the herein described property, for \_\_\_\_\_ Nursery School \_\_\_\_\_ (Extended Day Care Center)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising,  
posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning  
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore  
County.

Epsom Chapel, Inc. \_\_\_\_\_  
By: \_\_\_\_\_  
Contract purchaser  
Address: 120 W. Allegheny Avenue \_\_\_\_\_  
Towson, Maryland 21204 \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1980, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1980, at \_\_\_\_\_ o'clock  
A. M.

Zoning Commissioner of Baltimore County.

(over)

Item No. 118  
Special Exception Hearing  
February 29, 1980

Enclosed are all comments submitted from the Committee to  
this office. The remaining members felt that no comment was warranted.  
This petition is accepted for filing on the date of the enclosed filing  
certificate. Notice of the hearing date and time, which will be held not  
less than 30 nor more than 90 days after the date on the filing certificate,  
will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: M's. Evelyn H. Yeakle  
Epsom Chapel, Inc.  
120 W. Allegheny Ave.  
Towson, Md. 21204

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
W/S of York Rd., 800' :  
S of Ridgely Rd., 8th District : OF BALTIMORE COUNTY  
BOARD OF EDUCATION OF : Case No. 80-177-X  
BALTIMORE COUNTY, Petitioner  
\*\*\*\*\*

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I hereby enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing  
Order was mailed to Robert Y. Dubel, Superintendent, Board of Education of Baltimore  
County, 6901 N. Charles Street, Towson, Maryland 21204; and Epsom Chapel, Inc., 120  
W. Allegheny Avenue, Towson, Maryland 21204, Lessee.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission

Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Robert Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

RE: Item No. 118  
Petitioner - Baltimore County  
Board of Education  
Special Exception Hearing

Dear Mr. Dubel:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition. The following comments  
are not intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability  
of the requested zoning.

The subject property, located on the west side of York Road  
about 500 feet south of Ridgely Road in the 8th Election District, is presently  
improved with the Lutherville Elementary School. At the present time,  
an extended day care center is operating within the existing school  
building, and this Special Exception is now being requested in order  
to legalize this operation.

As indicated on the submitted site plan and at the time of  
application for this Special Exception, room numbers 22 and 26 were  
presently being utilized for the day care center, while room numbers  
24 and 27 are proposed to be utilized at a future date. With this in  
mind, particular attention should be afforded to comments of the  
Health Department concerning recent vandalism at the school and  
also to those comments of the State Highway Administration, con-  
cerning the existing parking spaces within the entrance drive. Since  
this is undesirable and perhaps hazardous, these parking spaces  
should be eliminated. In addition, particular attention should be  
afforded to comments of the Department of Permits and Licenses.



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 24, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #118 (1979-1980)  
Property Owner: Baltimore County Board of Education  
W/S York Rd. 800' S. Ridgely Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Special Exception for a nursery  
school - extended day care center  
Acres: 15.27 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections,  
entrances and drainage requirements as they affect the road come under the jurisdiction  
of the Maryland State Highway Administration. Any utility construction within the  
State Road right-of-way will be subject to the standards, specifications and approval  
of the State in addition to those of Baltimore County.

Francke and Division Avenues, existing public roads, are proposed to be improved  
in the future as 30-foot closed section roadways on 50-foot minimum rights-of-way.

Middle Avenue, if improved in the future as a public road, would also be as a  
30-foot closed section roadway on a 50-foot right-of-way.

Highway rights-of-way widenings, including fillet areas for sight distance at  
all intersections and any necessary reversible easements for slopes, will be required  
in connection with any grading or building permit application or further improvement  
of this site.

The entrance locations are subject to approval by the Department of Traffic  
Engineering, and shall be constructed in accordance with Baltimore County Standards  
and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

Item #118 (1979-1980)  
Property Owner: Baltimore County Board of Education  
Page 2  
January 24, 1980

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on  
the submitted plan which was last revised September 1955. Subsequently, various  
drainage improvements have been accomplished, including 30 and 36-inch storm drainage  
in Middle and Division Avenues (Drawings #55-1558 and 1600, File 4).

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 12 and 30-inch water mains in York Road, and public 8-inch water  
mains in Francke, Division and Middle Avenues. There is 8-inch public sanitary sewerage  
in York Road and Francke Avenue, and also through this site. There is a fire hydrant  
at the southwest corner of York Road and Middle Avenue and another on the east side of  
York Road although not indicated on the submitted plan.

Very truly yours,  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers

S-SE Key Sheet  
47 x 48 NW 1 & 2 Pos. Sheets  
NW 12 A Topo  
60 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 15, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Road 800' S. Ridgely Road  
Existing Zoning: D.R.5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center  
Acres: 15.27  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

No cars will be permitted to be parked in the driveway.

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planner III  
Project and Development Planning



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a nursery school (extended day care center) should be granted.

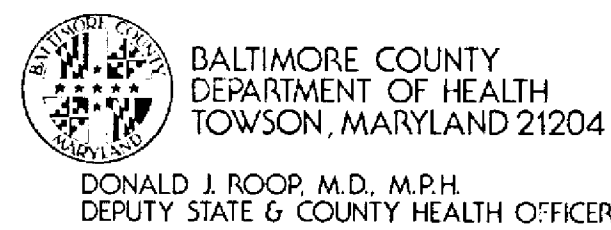
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of March, 1980, that the herein Petition for Special Exception for a nursery school (extended day care center) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The maximum number of children shall be 25.
2. The hours of operation shall be from 7:30 a.m. to 5:30 p.m., Monday through Friday.
3. Compliance with the comments submitted by the Project and Development Planning Office, dated February 15, 1980, and the Maryland Department of Transportation, dated January 2, 1980.
4. A revised site plan be submitted, in accordance with the above restriction, and approved by the aforementioned Departments, as well as the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197 \_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.  
Acres: 15.27  
District: 8th

Metropolitan water and sewer exist. Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. Due to recent vandalism, only one room is presently being used; therefore, a maximum number of 21 children will be permitted. For more complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

Very truly yours,  
*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JLF/eth  
cc: Division of Maternal and Child Health



James J. O'Donnell  
Secretary  
W. S. Callender  
Administrator

January 2, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Dec. 18, 1979  
ITEM: 118.  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Route 43  
Proposed Zoning: Special exception for a nursery school extended day care center

Acres: 15.27  
District: 8th

Dear Mr. Hammond:

The existing entrance channelization is acceptable. However, a review of the plan and an inspection at the site revealed marked parking spaces within the entrance drives. This is an undesirable and perhaps hazardous condition. There is no need for parking in these areas since there is ample room to enlarge the existing parking lot. In any event, the parking should be eliminated from the drives.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

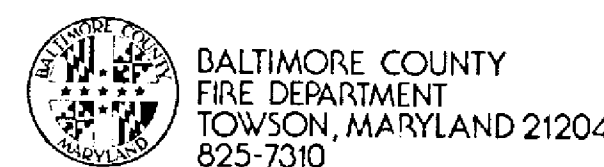
*John E. Meyers*  
By: John E. Meyers

CL:JM:mah

cc: Mr. John L. Wimbley  
Mr. Richard Moore

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



PAUL H. REINCKE  
CHIEF

January 24, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Baltimore County Board of Education

Location: W/S York Rd. 800' S Ridgely Rd.

Item No: 118

Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Wagonet*  
Noted and Approved: *George M. Wagonet*  
Planning Group  
Special Inspection Division



STEPHEN E. COLLINS  
DIRECTOR

February 20, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 118  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

Acres: 15.27  
District: 8th

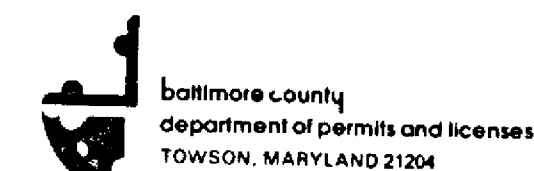
Dear Mr. Hammond:

The requested Special Exception for a nursery school is not expected to cause any traffic problems.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



Ted Zaleski, Jr.  
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Road 800' S Ridgely Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

Acres: 15.27  
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin. Change of occupancy from A-1 to mixed uses A-1 and B-2 shall be required.
- X C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

Mr. Robert Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

cc: Mr. Evelyn H. Yeckle  
Espoo Chapel, Inc.  
110 West Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of January, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Board of Education of Baltimore County

Petitioner's Attorney \_\_\_\_\_

Reviewed by: *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 118  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S. Ridgely Rd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

District: 8th  
No. Acres: 15.27

Dear Mr. Hammond:

This already is a part of the Lutherville Elementary School; therefore, no comment is necessary.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

JUL 22 1980



March 21, 1980

Mr. Robert Y. Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

RE: Petition for Special Exception  
W/S of York Rd., 800' S of Rigely  
Rd. - 8th Election District  
Board of Education of Baltimore  
County - Petitioner  
No. 80-177-X (Item No. 118)

Dear Mr. Dubel:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

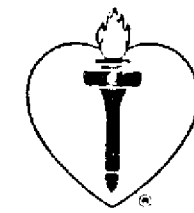
JMHJ/mc

Attachments

cc: Ms. Evelyn H. Yeakle  
Epsom Chapel Inc.  
120 West Allegheny Avenue  
Towson, Maryland 21204

Captain Joseph Kelly  
Fire Department  
Ms. Kay Draydon  
Health Department

John W. Hessian, III, Esquire  
People's Counsel



AMERICAN HEART ASSOCIATION  
CENTRAL MARYLAND CHAPTER

415 N. Charles Street • P.O. Box 17025 • Baltimore, Maryland 21203 • (301) 685 7074

April 27, 1979

Board of Education  
Baltimore County School System

Gentlemen:

This letter serves as a statement of my complete and thorough support for the Creative Workshop Program. The program has provided not only a critical service for my wife and myself who are both employed full time, but has more importantly in the process, also captured my son's interest in many new activities and sports.

Reid is extremely interested in art, and I am particularly impressed with the attention he receives in the area of arts and crafts. He also has had the opportunity to take piano lessons this year, an experience he would not have been able to have had without the Creative Workshop.

As a professional with a major health agency, I was very delighted to see the kids participate in their own walk-a-thon last year. I feel that this development of a spirit of concern for the public good is most impressive and is to be admired and allowed to continue.

In this day and time, both parents are finding that they must work full time in order to attempt to stay up with inflation. I feel that our son is extremely fortunate to be a part of an after-school program that is much, much more than a babysitting service. They are dedicated to providing a wide variety of learning experiences for each student.

I sincerely hope that you will agree to continue this vital and most beneficial program for not only our son, but for all the children who are fortunate enough to be a part of it.

Thank you very much for your consideration.

Sincerely,

*Reid Morrison*  
Reid Morrison  
Administrative & Field Services Director

RM:yes

Serving Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties

A Chapter of the Maryland Affiliate, American Heart Association

An Equal Opportunity Service and Employment Voluntary Health Agency

April 26, 1979

Baltimore County Board of Education

My child currently attends a program at the Epsom Chapel Extended Day. As a working mother in the Towson area, this program has been extremely valuable to me during the past two years.

It is my belief that there should be more programs such as this one available since many women are returning to the job market and child care is necessary. Not only does the Extended Day program provide day care, but a excellent program including local tour, sports, art and crafts, music and many other educational and creative activities.

The program has been helpful and hope that it may continue at Lutherville Elementary during the 1979-80 school semester.

*Patricia W. Garrity*  
Patricia W. Garrity

April 22, 1979

To Whom It May Concern:

When I decided to go back to work, it meant not only finding a job, but someone with lots of time and love that I would give my daughter to during the day. The Epsom Chapel Extended Day Program seemed to be the answer.

My daughter had gone to Epsom Chapel during Nursery and Kindergarten years. She enjoyed the teacher, their program, and the environment.

When I learned of its Extended Day Program, I enrolled my daughter in Towson Elementary. The Extended Day Program not only provides care for my daughter after school, at the same school where she goes all day, but allows her to be with her friends, in a supervised environment. Here they get snacks together; they learn how to get along; to share; to choose among many activities to keep them in a constructive play. The Director has provided so many enjoyable choices, whether there is rain or shine. The Director and her aids help the kids to deal with everyday problems and some of the essential problems that are seen by the teachers and/or aids, that need to be worked on in the home as well as school, are brought to the parents awareness with suggestions on how we can help at home. In this spare time that some kids are just running the streets, ours in Extended Day are learning to be creative and constructive with their time.

More importantly, it makes me feel good when I pick my daughter up at 5:15 and see kids on the laps of the teachers or just cuddling and kissing the teachers goodbye. She is getting love there above all else, and this is good for me too!

It's a shame more schools cannot offer this type of program. I'm sure it would be greatly used. Please help us to keep "The Creative Workshop" alive.

Sincerely,

*Susan H. Timmons*  
Susan H. Timmons

To Whom it May Concern:

My son, Kevin Garrity, attends Immaculate Conception School. After school, since I am a working Mother, he attends the Extended Day Program now located in the Towson Elementary School.

Next year the program is moving to Lutherville Elementary.

I would like to request that Immaculate include a bus stop at Lutherville to transport the students who attend Immaculate to the day care program. This appears to be the best way to provide needed care for these children.

Thank you for your cooperation.

*Patricia Garrity*  
Mrs. Patricia Garrity

April 24, 1979

Board of Education  
Baltimore County

To Whom it May Concern:

As a working mother of a school age child, I would like to express my concern that there are not more after school activity programs for these children. My child is presently attending the Epsom Chapel Extended Day program at Towson Elementary School but since the school is being closed after the present school term, I am concerned about what will happen to my child as well as the children of other mothers who must work. The program plans to move to the Lutherville Elementary School if it can be licensed and receive a special exemption. I feel that this program is greatly needed and should be granted whatever licence or exemption that is required in order for it to keep operating. My son has attended for the past two years and the activities provided such as arts and crafts, music, walk-a-thon (minis) for the March of Dimes have played a very important role in his development. He has learned to become more dexterous, more creative but most of all he has made friends and learned the importance of sharing with others who are not as fortunate as he. I for one sincerely hope that the Board of education will do everything in its power to keep this program operating and to help get other programs like it started.

Sincerely,

*Gwendolyn F. Lynch*  
Gwendolyn F. Lynch

May 24, 1979

Dear Miss Debbie,

Please be advised that I am one parent whose child attends Immaculate Conception School who would appreciate my son being taken by bus to Lutherville for the afternoon creative workshop. I would be more than willing to pay the additional \$130.00 per year for the bus service as well as the fee for the creative workshop. Being a working mother I really depend on the afternoon service for my son Wayne Hewett who will be going into the second grade at Immaculate to Lutherville cannot be made by the beginning school year, I am either going to be forced to quit my job as a nurse or else take my son out of Immaculate School, neither of which do I want to do. If there is any way in which I can be of assistance to you in possibly setting something up, please do not hesitate to contact me. Days: 241-5456, evenings 296-6723.

Sincerely,

*Gwendolyn F. Lynch*  
Gwendolyn F. Lynch

*Ms. Theresa ...*  
209 W. ...  
Towson, Md. 21204

*Board of Education*

Dear Sirs:

I strongly urge that the agreement between you, the Board of Education, and "Miss Debbie" be signed so that the creative workshop may be continued next year.

The creation of this workshop developed out of a strong need in our community for quality care for the children of working parents in the before & after school hours. As far as I am concerned, Miss Debbie has far exceeded our expectations. Every year has begun with new ideas & goals for the program. In the past they have ranged from movies, crafts, and music to involvement in community affairs such as the walk-a-thon. This small sampling of activities clearly shows the worth the program has provided my daughter.

Again I strongly urge you to sign this agreement. Without this program many children



would be left at home without direct supervision. With this in mind it felt is evident that you will do the right thing for our children and the signed agreement will become a reality.

I thank you for your kind attention in this matter.

Sincerely,  
 Mrs. Joan Robinson

Board of Education  
 Baltimore County

To Whom it May Concern - April 23, 1979

There is a great need for the educational program provided by the Extended Day Care. My daughter has been involved in the program for sometime now. I feel that she has attained her good grades through the reinforcement of her basic skills she has acquired at Extended Day. Her participation in the walk-a-thon for the March of Dimes, gets the children interested in helping others and community affairs.

I'm extremely happy that the Extended Day Care Program has helped to show my daughter that education can be an adventure in fun.

My child, being an only child, does not have the availability of children her age group in the home or neighborhood. She exposure to other children she receives is an education she can not afford to miss.

Being a working mother I need to know that there is a program to

help supplement her education. I feel confident that the Extended Day is just that.

The children will need it more than ever to help make their transition from Towson to Lutherville easier.

Thank you  
 Marilyn Carr

Description of Property - Lutherville Elementary School  
 8th Election District, Baltimore County  
 Being known as Rooms 22, 26 and future Rooms 27 and 28  
 in the Lutherville Elementary School

Beginning at a concrete monument on the west side of York Road, approximately 800 ft. south of Ridgely Road; thence running S. 76° 15' W. 315.53 ft., and N. 13° 45' W. 206.16 ft. to a 10 ft. right-of-way; thence along the south side of the 10 ft. right-of-way, S. 84° 30' W. 253.73 ft. to the east side of a 66 ft. strip of land, formerly the right-of-way of the Towson and Cockeysville Electric Railway Company; thence binding on the east side of said 66 ft. strip N. 14° 55' W. 371.27 ft. and northerly by a line curving to the left having a radius of 988.4 ft., a distance of 123.63 ft. to the south side of Ridgely Avenue; thence binding on the south side of said Avenue S. 70° 37' W. 52.84 ft. to the center of Kurtz Avenue; thence binding on the center of Kurtz Avenue S. 25° 25' W. 18 ft. to the west side of said strip, southerly by a line curving to the right having a radius of 922.4 ft. a distance of 105.7 ft. and S. 14° 55' 15' E. 265.83 ft. to the center of Franke Avenue; thence binding on the center of Franke Avenue S. 25° 40' W. 544.21 ft. to the center of North Avenue; thence binding on the center of North Avenue S. 65° 35' E. 166.31 ft. and S. 13° 45' E. 271.45 ft. to a point on the west side of Division Avenue; thence binding on the south side of a paper street known as Middle Avenue N. 76° 15' E. 653.00 ft. to the west side of York Road; thence binding on the west side of York Road N. 13° 45' W. 647.75 ft. to the place of beginning. Containing 15.27 acres of land, more or less.



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. F. Hammond  
 Zoning Commissioner  
 John D. Seyffert, Director  
 Office of Planning and Zoning  
 Petition No. 80-177-X Item 118

February 14, 1980

Petition for Special Exception for a Nursery School  
 West side of York Road, 800 feet South of Ridgely Road  
 Petitioner: Board of Education of Baltimore County

Eighth District

HEARING: Thursday, March 6, 1980 (10:45 A.M.)

This office supports the subject request for an extended day care center, a public need.

John D. Seyffert, Director  
 Office of Planning and Zoning

JDS:JGH:ab

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 85620

DATE February 6, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Epsom Chapel, Inc.

FOR: Filing Fee for Case No. 80-177-X

8277375 6 50.00

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesaapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 6th day of February, 1980.

Filing Fee \$ 50.00 Received: ☒ Check ☐ Cash ☐ Other

ITEM 118

Petitioner Epsom Chapel

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney

Reviewed by Diana Attie

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

80-177-X

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting Feb. 18, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: BOARD OF EDUCATION OF BALTIMORE COUNTY

Location of property: W. York Road, 800' S of Ridgely Road

Location of Signs: W. York Road 900' S of Ridgely Road

Remarks:

Posted by Thomas R. Roland

Date of return: Feb. 28, 1980

1-Sign

## PETITION FOR SPECIAL EXCEPTION 8th District

Zoning: Petition for Special Exception for a Nursery School  
 Location: West side of York Road, 800 feet South of Ridgely Road  
 DATE & TIME: Thursday, March 6, 1980 at 10:45 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesaapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Nursery School (Extended Day Care Center)

All that parcel of land in the Eighth District of Baltimore County

Being known as Rooms 22, 26 and future Rooms 27 and 28 in the Lutherville Elementary School

Beginning at a concrete monument on the west side of York Road, approximately 800 ft. south of Ridgely Road; thence running S. 76° 15' W. 315.53 ft., and N. 13° 45' W. 206.16 ft. to a 10 ft. right-of-way; thence along the south side of the 10 ft. right-of-way, S. 84° 30' W. 253.73 ft. to the east side of a 66 ft. strip of land, formerly the right-of-way of the Towson and Cockeysville Electric Railway Company; thence binding on the east side of said 66 ft. strip N. 14° 55' W. 371.27 ft. and northerly by a line curving to the left having a radius of 988.4 ft., a distance of 123.63 ft. to the south side of Ridgely Avenue; thence binding on the south side of said Avenue S. 70° 37' W. 52.84 ft. to the center of Kurtz Avenue; thence binding on the center of Kurtz Avenue S. 25° 25' W. 18 ft. to the west side of said strip, southerly by a line curving to the right having a radius of 922.4 ft. a distance of 105.7 ft. and S. 14° 55' 15' E. 265.83 ft. to the center of Franke Avenue; thence binding on the center of Franke Avenue S. 25° 40' W. 544.21 ft. to the center of North Avenue; thence binding on the center of North Avenue S. 65° 35' E. 166.31 ft. and S. 13° 45' E. 271.45 ft. to a point on the west side of Division Avenue; thence binding on the south side of a paper street known as Middle Avenue N. 76° 15' E. 653.00 ft. to the west side of York Road; thence binding on the west side of York Road N. 13° 45' W. 647.75 ft. to the place of beginning. Containing 15.27 acres of land, more or less.

Being the property of the Board of Education of Baltimore County, as shown on plat plan filed with the Zoning Department of Baltimore County.

Hearing Date: Thursday, March 6, 1980 at 10:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesaapeake Avenue, Towson, Maryland

By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

Feb 18

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on

one time - before the 6th day of March, 1980, the first publication appearing on the 11th day of February 1980.

THE JEFFERSONIAN

R. Leach, Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 86347

DATE March 20, 1980 ACCOUNT 01-662

AMOUNT \$59.50

RECEIVED FROM: Epsom Chapel, Inc.

FOR: Posting & advertising property Case no. 80-177-X

8627375 41 695046

VALIDATION OR SIGNATURE OF CASHIER

## THE AEGIS

Bel Air, Md., Feb 14 1980

This is to Certify, That the annexed

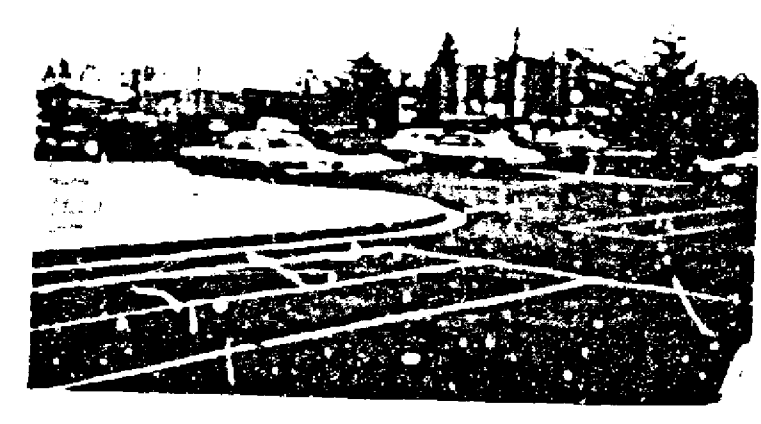
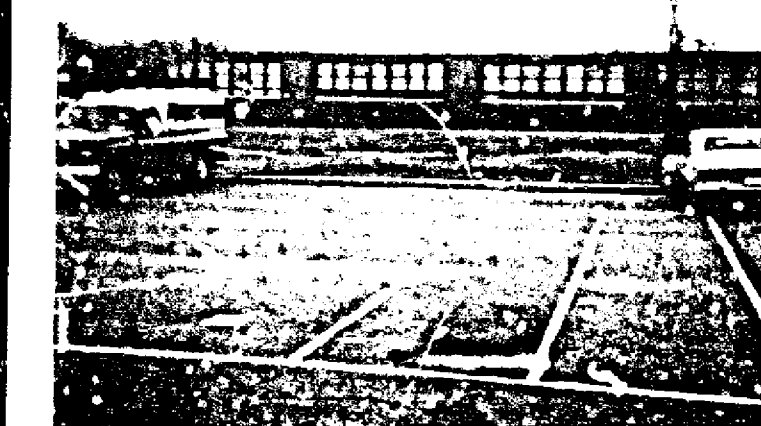
Petition for Special Exception

was inserted in THE AEGIS, a newspaper printed and published in Harford County, once in each

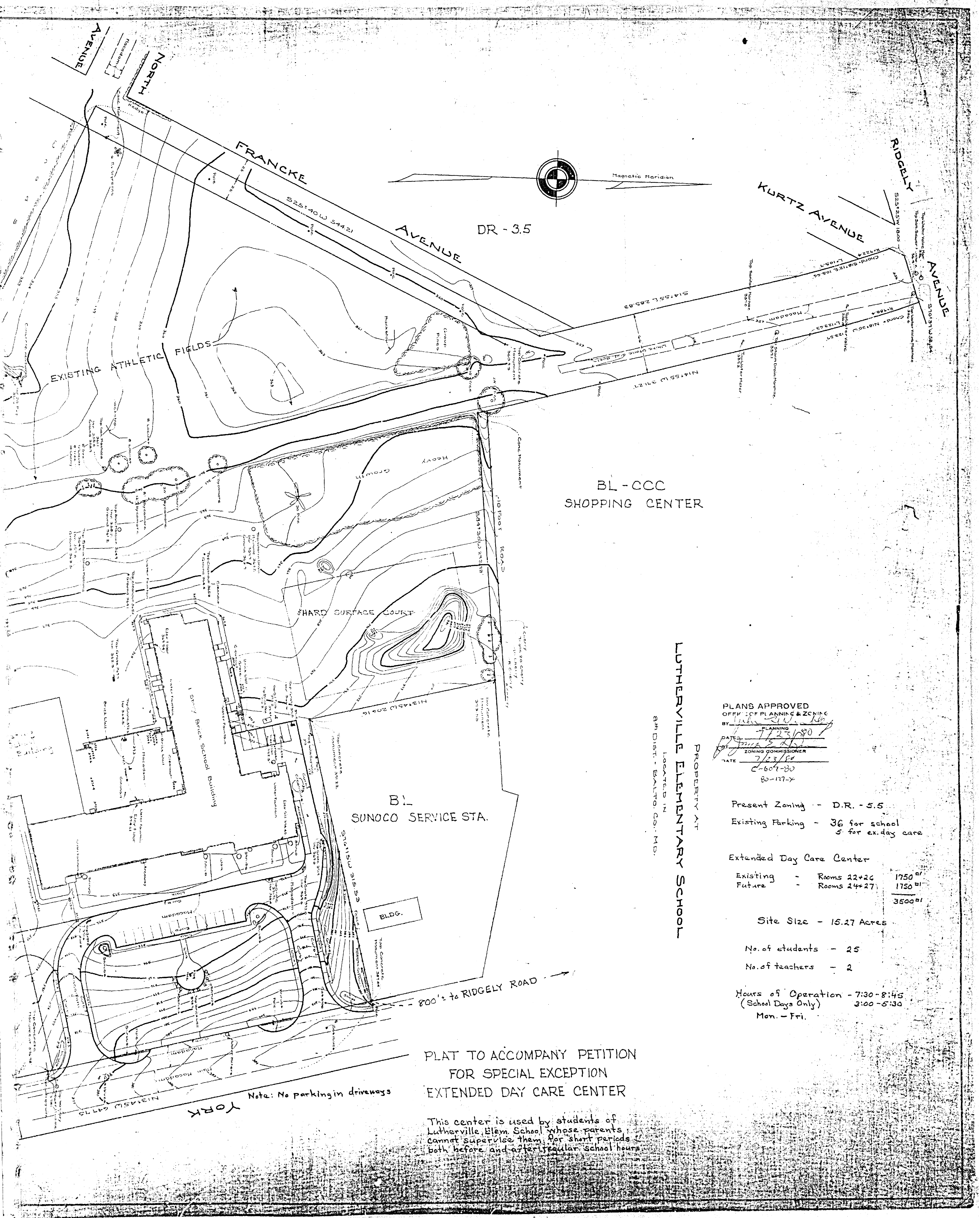
of successive

weeks before the 6th day of March 1980

Charles W. Leach, Publisher







DR - 3.5

BL-CCC  
SHOPPING CENTER

B.L.  
SUNOCO SERVICE STA.

PROPERTY AT  
LUTHERVILLE ELEMENTARY SCHOOL  
LOCATED IN  
8th DIST. - BALTO. CO. - MD.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *7/23/80*  
ZONING COMMISSIONER  
DATE *7/23/80*  
C-604-80  
80-177-X

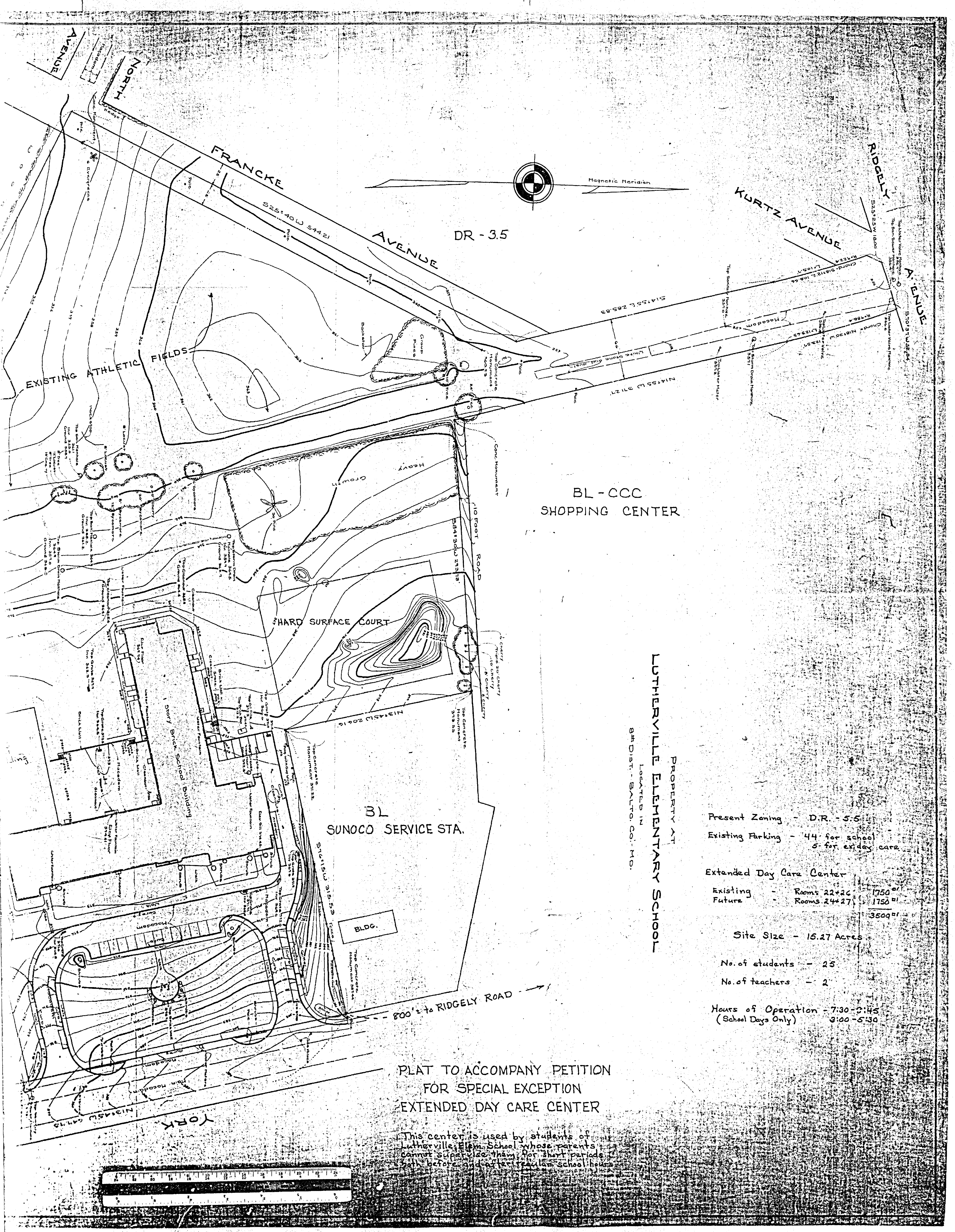
Present Zoning - D.R. - 5.5  
Existing Parking - 36 for school  
5 for ex. day care  
Extended Day Care Center  
Existing - Rooms 22+26 1750 sq ft  
Future - Rooms 24+27 1750 sq ft  
3500 sq ft  
Site Size - 15.27 Acres  
No. of students - 25  
No. of teachers - 2  
Hours of Operation - 7:30-8:45  
(School Days Only) 3:00-5:30  
Mon. - Fri.

PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
EXTENDED DAY CARE CENTER

This center is used by students of  
Lutherville Elem. School whose parents  
cannot supervise them for short periods  
both before and after regular school hours

Note: No parking in driveways





DR - 3.5

BL - CCC  
SHOPPING CENTER

BL  
SUNOCO SERVICE STA.

PROPERTY AT  
LUTHERVILLE ELEMENTARY SCHOOL  
LOCATED IN  
8th DIST. - BALTO. CO. MD.

Present Zoning - D.R. - 5.5  
Existing Parking - 44 for school  
5 for extended day care  
Extended Day Care Center  
Existing - Rooms 22+26 1750 sq ft  
Future - Rooms 24+27 1750 sq ft  
3500 sq ft  
Site Size - 15.27 Acres  
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EXTENDED DAY CARE CENTER

This center is used by students of  
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cannot supervise them for short periods  
both before and after regular school hours



DR - 5.5

DR - 3.5

EXISTING ATHLETIC FIELDS

HARD SURFACE COURT

Existing School Building

1 story Brick School Building

BL  
SUNOCO SERVICE STA.

Extended Day Care  
Center Parking  
5 Spaces

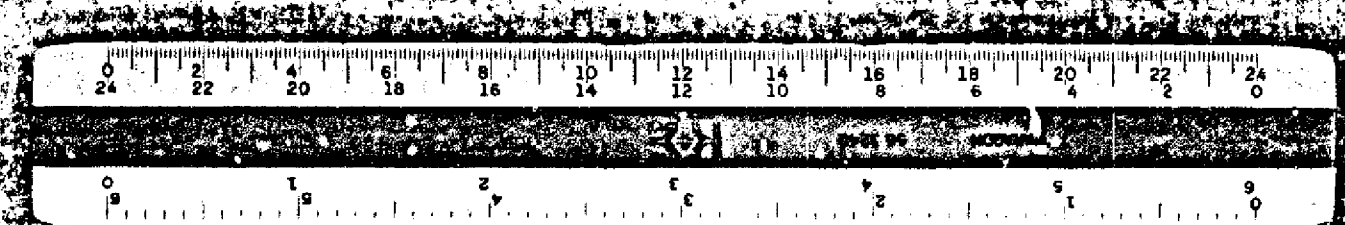
BLDG.

BM  
CHIEFTIAN  
PONTIAC

PLAT TO ACCOMPANY  
FOR SPECIAL EX  
EXTENDED DAY CARE

This center is used by a  
Lutherville, Md. School wh  
cannot supervise the  
Baltimore and other

REV. ADDED 9-15-55  
REVISIONS ADDED 7-11-55  
SCALE 1"=40' MARCH 2, 1955  
DOLANBERG ENGINEERS  
SUNOCO SERVICE STATION  
700 CAMPBELL AVE. TOWSON, MD.









1. Elevation shown herein are based on the Baltimore County Metropolitan District datum.  
2. Elevation shown herein are based on the Baltimore County Metropolitan District datum.  
3. Elevation shown herein are based on the Baltimore County Metropolitan District datum.

DR-5.5



BM  
CHIEFTIAN  
PONTIAC

BL  
SUNOCO SERVICE

BLOG.

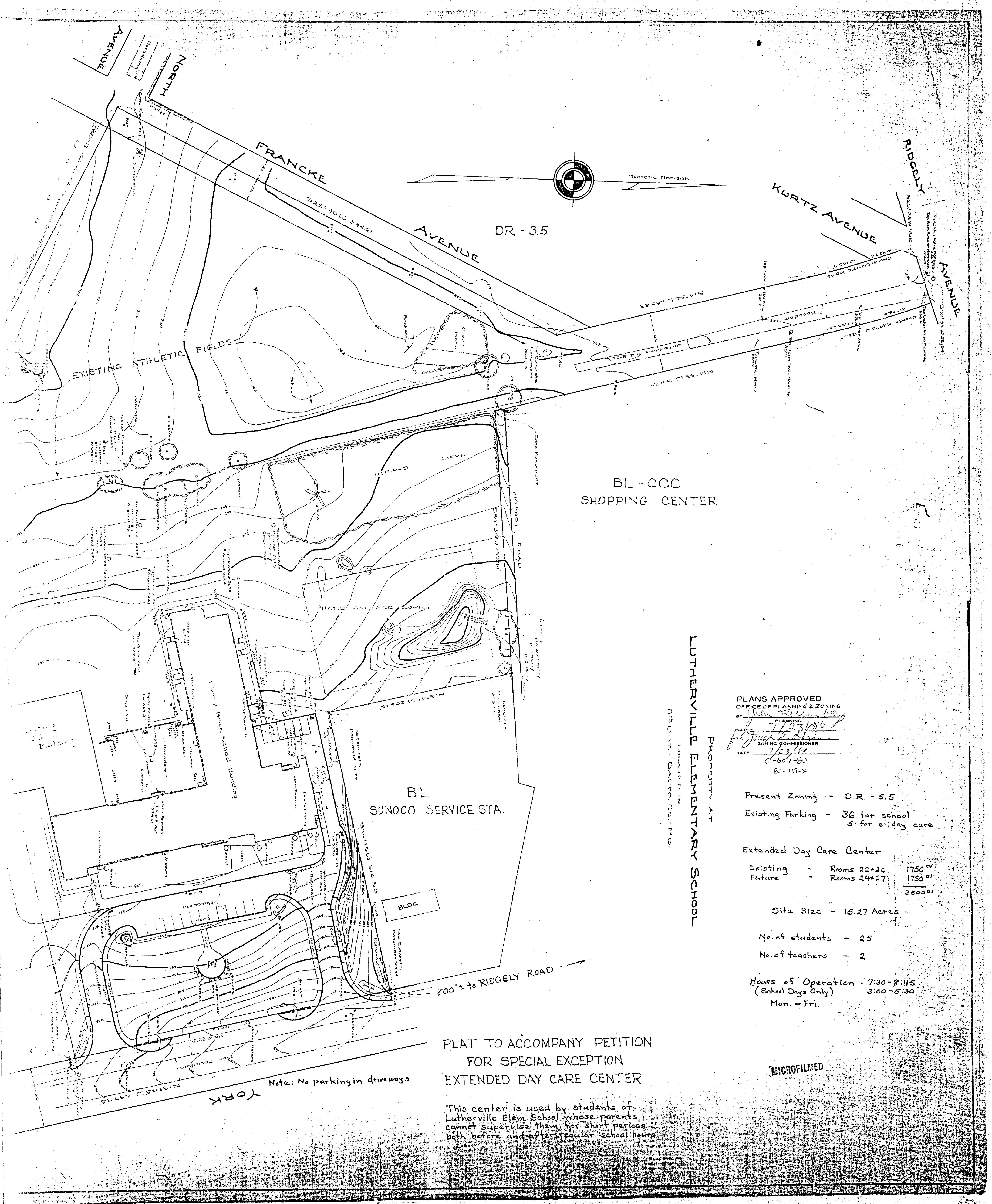
PLAT 1  
FOR  
EXTEN

Note: No parking in driveways

This cent  
Lutherville  
connet  
both

REV ADDED 9-15-95  
REVISIONS ADDED 7-11-95  
SCALE 1"=40' MARCH 21, 1995  
DOLANBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 LUTHERVILLE AVENUE, TOWSON, MD





PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *7/23/80*  
ZONING COMMISSIONER  
DATE *7/23/80*  
C-607-80  
80-117-X

PROPERTY AT  
LOCATED IN  
8th DIST. BALTO. CO. MD.  
LUTHERVILLE ELEMENTARY SCHOOL

Present Zoning - D.R. - S.5  
Existing Parking - 36 for school  
5 for e. day care  
Extended Day Care Center  
Existing - Rooms 22+26 1750 sq ft  
Future - Rooms 24+27 1750 sq ft  
3500 sq ft  
Site Size - 15.27 Acres  
No. of students - 25  
No. of teachers - 2  
Hours of Operation - 7:30-8:45  
(School Days Only) 8:00-5:30  
Mon. - Fri.

PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
EXTENDED DAY CARE CENTER

This center is used by students of  
Lutherville Elem. School whose parents  
cannot supervise them for short periods  
both before and after regular school hours

MICROFILMED



PETITION FOR ZONING RE-CLASSIFICATION  
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Board of Education of  
I, or we, Baltimore County, legal owner, of the property situate in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,  
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant  
to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_  
zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore  
County, to use the herein described property, for \_\_\_\_\_ Nursery School \_\_\_\_\_ (Extended Day Care Center)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising,  
posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning  
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore  
County.

Epsom Chapel, Inc. \_\_\_\_\_  
By: \_\_\_\_\_  
Contract purchaser  
Address: 120 W. Allegheny Avenue \_\_\_\_\_  
Towson, Maryland 21204 \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day  
of \_\_\_\_\_, 1980, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1980, at \_\_\_\_\_ o'clock  
A. M.

Zoning Commissioner of Baltimore County.

(over)

Item No. 118  
Special Exception Hearing  
February 29, 1980

Enclosed are all comments submitted from the Committee to  
this office. The remaining members felt that no comment was warranted.  
This petition is accepted for filing on the date of the enclosed filing  
certificate. Notice of the hearing date and time, which will be held not  
less than 30 nor more than 90 days after the date on the filing certificate,  
will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: M's. Evelyn H. Yeakle  
Epsom Chapel, Inc.  
120 W. Allegheny Ave.  
Towson, Md. 21204

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
W/S of York Rd., 800' :  
S of Ridgely Rd., 8th District : OF BALTIMORE COUNTY  
BOARD OF EDUCATION OF : Case No. 80-177-X  
BALTIMORE COUNTY, Petitioner  
\*\*\*\*\*

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I hereby enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing  
Order was mailed to Robert Y. Dubel, Superintendent, Board of Education of Baltimore  
County, 6901 N. Charles Street, Towson, Maryland 21204; and Epsom Chapel, Inc., 120  
W. Allegheny Avenue, Towson, Maryland 21204, Lessee.

John W. Hession, III  
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission

Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Robert Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

RE: Item No. 118  
Petitioner - Baltimore County  
Board of Education  
Special Exception Hearing

Dear Mr. Dubel:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition. The following comments  
are not intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability  
of the requested zoning.

The subject property, located on the west side of York Road  
about 500 feet south of Ridgely Road in the 8th Election District, is presently  
improved with the Lutherville Elementary School. At the present time,  
an extended day care center is operating within the existing school  
building, and this Special Exception is now being requested in order  
to legalize this operation.

As indicated on the submitted site plan and at the time of  
application for this Special Exception, room numbers 22 and 26 were  
presently being utilized for the day care center, while room numbers  
24 and 27 are proposed to be utilized at a future date. With this in  
mind, particular attention should be afforded to comments of the  
Health Department concerning recent vandalism at the school and  
also to those comments of the State Highway Administration, con-  
cerning the existing parking spaces within the entrance drive. Since  
this is undesirable and perhaps hazardous, these parking spaces  
should be eliminated. In addition, particular attention should be  
afforded to comments of the Department of Permits and Licenses.



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 24, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #118 (1979-1980)  
Property Owner: Baltimore County Board of Education  
W/S York Rd. 800' S. Ridgely Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Special Exception for a nursery  
school - extended day care center  
Acres: 15.27 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections,  
entrances and drainage requirements as they affect the road come under the jurisdiction  
of the Maryland State Highway Administration. Any utility construction within the  
State Road right-of-way will be subject to the standards, specifications and approval  
of the State in addition to those of Baltimore County.

Franke and Division Avenues, existing public roads, are proposed to be improved  
in the future as 30-foot closed section roadways on 50-foot minimum rights-of-way.

Middle Avenue, if improved in the future as a public road, would also be as a  
30-foot closed section roadway on a 50-foot right-of-way.

Highway rights-of-way widenings, including fillet areas for sight distance at  
all intersections and any necessary reversible easements for slopes, will be required  
in connection with any grading or building permit application or further improvement  
of this site.

The entrance locations are subject to approval by the Department of Traffic  
Engineering, and shall be constructed in accordance with Baltimore County Standards  
and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

Item #118 (1979-1980)  
Property Owner: Baltimore County Board of Education  
Page 2  
January 24, 1980

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on  
the submitted plan which was last revised September 1955. Subsequently, various  
drainage improvements have been accomplished, including 30 and 36-inch storm drainage  
in Middle and Division Avenues (Drawings #55-1558 and 1600, File 4).

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 12 and 30-inch water mains in York Road, and public 8-inch water  
mains in Franke, Division and Middle Avenues. There is 8-inch public sanitary sewerage  
in York Road and Franke Avenue, and also through this site. There is a fire hydrant  
at the southwest corner of York Road and Middle Avenue and another on the east side of  
York Road although not indicated on the submitted plan.

Very truly yours,  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers

S-SE Key Sheet  
47 x 48 NW 1 & 2 Pos. Sheets  
NW 12 A Topo  
60 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 15, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Road 800' S. Ridgely Road  
Existing Zoning: D.R.5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center  
Acres: 15.27  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

No cars will be permitted to be parked in the driveway.

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planner III  
Project and Development Planning

JUL 22 1980



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a nursery school (extended day care center) should be granted.

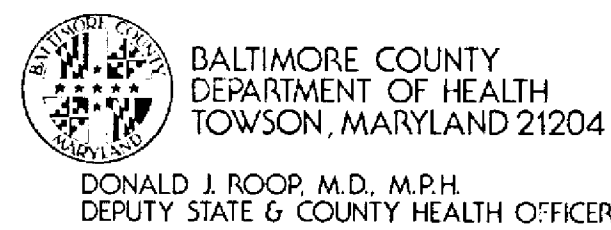
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of March, 1980, that the herein Petition for Special Exception for a nursery school (extended day care center) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The maximum number of children shall be 25.
2. The hours of operation shall be from 7:30 a.m. to 5:30 p.m., Monday through Friday.
3. Compliance with the comments submitted by the Project and Development Planning Office, dated February 15, 1980, and the Maryland Department of Transportation, dated January 2, 1980.
4. A revised site plan be submitted, in accordance with the above restriction, and approved by the aforementioned Departments, as well as the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.  
Acres: 15.27  
District: 8th

Metropolitan water and sewer exist. Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. Due to recent vandalism, only one room is presently being used; therefore, a maximum number of 21 children will be permitted. For more complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

Very truly yours,  
*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JLF/eth  
cc: Division of Maternal and Child Health



James J. O'Donnell  
Secretary  
W. S. Callender  
Administrator

January 2, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Dec. 18, 1979  
ITEM: 118.  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Route 43  
Proposed Zoning: Special exception for a nursery school extended day care center

Acres: 15.27  
District: 8th

Dear Mr. Hammond:

The existing entrance channelization is acceptable. However, a review of the plan and an inspection at the site revealed marked parking spaces within the entrance drives. This is an undesirable and perhaps hazardous condition. There is no need for parking in these areas since there is ample room to enlarge the existing parking lot. In any event, the parking should be eliminated from the drives.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

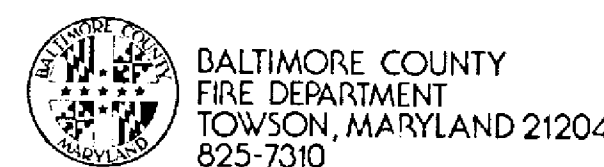
*John E. Meyers*  
By: John E. Meyers

CL:JM:mah

cc: Mr. John L. Wimbley  
Mr. Richard Moore

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



PAUL H. REINCKE  
CHIEF

January 24, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Baltimore County Board of Education

Location: W/S York Rd. 800' S Ridgely Rd.

Item No: 118

Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Wagonet*  
Noted and Approved: *George M. Wagonet*  
Planning Group  
Special Inspection Division



STEPHEN E. COLLINS  
DIRECTOR

February 20, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 118  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S Ridgely Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

Acres: 15.27  
District: 8th

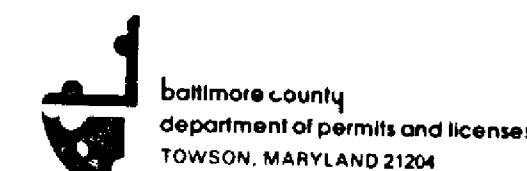
Dear Mr. Hammond:

The requested Special Exception for a nursery school is not expected to cause any traffic problems.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



Ted Zaleski, Jr.  
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Baltimore County Board of Education  
Location: W/S York Road 800' S Ridgely Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

Acres: 15.27  
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.B.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin. Change of occupancy from A-1 to mixed uses A-1 and B-2 shall be required.

X C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

Mr. Robert Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

cc: Mr. Evelyn H. Yeckle  
Espoo Chapel, Inc.  
110 West Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of January, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Board of Education of Baltimore County

Petitioner's Attorney: \_\_\_\_\_

Reviewed by: *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 118  
Property Owner: Baltimore County Board of Education  
Location: W/S York Rd. 800' S. Ridgely Rd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a nursery school - extended day care center.

District: 8th  
No. Acres: 15.27

Dear Mr. Hammond:

This already is a part of the Lutherville Elementary School; therefore, no comment is necessary.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

JUL 22 1980



March 21, 1980

Mr. Robert Y. Dubel  
Board of Education of Baltimore County  
6901 North Charles Street  
Towson, Maryland 21204

RE: Petition for Special Exception  
W/S of York Rd., 800' S of Rigely  
Rd. - 8th Election District  
Board of Education of Baltimore  
County - Petitioner  
No. 80-177-X (Item No. 118)

Dear Mr. Dubel:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

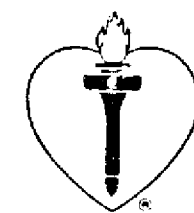
Attachments

cc: Ms. Evelyn H. Yeakle  
Epsom Chapel Inc.  
120 West Allegheny Avenue  
Towson, Maryland 21204

Captain Joseph Kelly  
Fire Department

Ms. Kay Draydon  
Health Department

John W. Hessian, III, Esquire  
People's Counsel



**AMERICAN HEART ASSOCIATION  
CENTRAL MARYLAND CHAPTER**

415 N. Charles Street • P.O. Box 17025 • Baltimore, Maryland 21203 • (301) 685 7074

April 27, 1979

Board of Education  
Baltimore County School System

Gentlemen:

This letter serves as a statement of my complete and thorough support for the Creative Workshop Program. The program has provided not only a critical service for my wife and myself who are both employed full time, but has more importantly in the process, also captured my son's interest in many new activities and sports.

Reid is extremely interested in art, and I am particularly impressed with the attention he receives in the area of arts and crafts. He also has had the opportunity to take piano lessons this year, an experience he would not have been able to have had without the Creative Workshop.

As a professional with a major health agency, I was very delighted to see the kids participate in their own walk-a-thon last year. I feel that this development of a spirit of concern for the public good is most impressive and is to be admired and allowed to continue.

In this day and time, both parents are finding that they must work full time in order to attempt to stay up with inflation. I feel that our son is extremely fortunate to be a part of an after-school program that is much, much more than a babysitting service. They are dedicated to providing a wide variety of learning experiences for each student.

I sincerely hope that you will agree to continue this vital and most beneficial program for not only our son, but for all the children who are fortunate enough to be a part of it.

Thank you very much for your consideration.

Sincerely,

*Reid Morrison*  
Reid Morrison  
Administrative & Field Services Director

RM:yes

Serving Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties

A Chapter of the Maryland Affiliate, American Heart Association

An Equal Opportunity Service and Employment Voluntary Health Agency

April 26, 1979

Baltimore County Board of Education

My child currently attends a program at the Epsom Chapel Extended Day. As a working mother in the Towson area, this program has been extremely valuable to me during the past two years.

It is my belief that there should be more programs such as this one available since many women are returning to the job market and child care is necessary. Not only does the Extended Day program provide day care, but a excellent program including local tour, sports, art and crafts, music and many other educational and creative activities.

The program has been helpful and hope that it may continue at Lutherville Elementary during the 1979-80 school semester.

*Patricia W. Garrity*  
Patricia W. Garrity

April 22, 1979

To Whom It May Concern:

When I decided to go back to work, it meant not only finding a job, but someone with lots of time and love that I would give my daughter to during the day. The Epsom Chapel Extended Day Program seemed to be the answer.

My daughter had gone to Epsom Chapel during Nursery and Kindergarten years. She enjoyed the teacher, their program, and the environment.

When I learned of its Extended Day Program, I enrolled my daughter in Towson Elementary. The Extended Day Program not only provides care for my daughter after school, at the same school where she goes all day, but allows her to be with her friends, in a supervised environment. Here they get snacks together; they learn how to get along; to share; to choose among many activities to keep them in a constructive play. The Director has provided so many enjoyable choices, whether there is rain or shine. The Director and her aids help the kids to deal with everyday problems and some of the essential problems that are seen by the teachers and/or aids, that need to be worked on in the home as well as school, are brought to the parents awareness with suggestions on how we can help at home. In this spare time that some kids are just running the streets, ours in Extended Day are learning to be creative and constructive with their time.

More importantly, it makes me feel good when I pick my daughter up at 5:15 and see kids on the laps of the teachers or just cuddling and kissing the teachers goodbye. She is getting love there above all else, and this is good for me too!

It's a shame more schools cannot offer this type of program. I'm sure it would be greatly used. Please help us to keep "The Creative Workshop" alive.

Sincerely,

*Susan H. Timmons*  
Susan H. Timmons

To Whom it May Concern:

My son, Kevin Garrity, attends Immaculate Conception School. After school, since I am a working Mother, he attends the Extended Day Program now located in the Towson Elementary School.

Next year the program is moving to Lutherville Elementary.

I would like to request that Immaculate include a bus stop at Lutherville to transport the students who attend Immaculate to the day care program. This appears to be the best way to provide needed care for these children.

Thank you for your cooperation.

*Patricia W. Garrity*  
Mrs. Patricia Garrity

May 24, 1979

Dear Miss Debbie,

Please be advised that I am one parent whose child attends Immaculate Conception School who would appreciate my son being taken by bus to Lutherville for the afternoon creative workshop. I would be more than willing to pay the additional \$130.00 per year for the bus service as well as the fee for the creative workshop. Being a working mother I really depend on the afternoon service for my son Wayne Hewett who will be going into the second grade at Immaculate to Lutherville cannot be made by the beginning school year, I am either going to be forced to quit my job as a nurse or else take my son out of Immaculate School, neither of which do I want to do. If there is any way in which I can be of assistance to you in possibly setting something up, please do not hesitate to contact me. Days: 241-5456, evenings 296-6723.

Sincerely,

*Gwendolyn F. Lynch*  
Gwendolyn F. Lynch

April 24, 1979

Board of Education  
Baltimore County

To Whom it May Concern:

As a working mother of a school age child, I would like to express my concern that there are not more after school activity programs for these children. My child is presently attending the Epsom Chapel Extended Day program at Towson Elementary School but since the school is being closed after the present school term, I am concerned about what will happen to my child as well as the children of other mothers who must work. The program plans to move to the Lutherville Elementary School if it can be licensed and receive a special exemption. I feel that this program is greatly needed and should be granted whatever license or exemption that is required in order for it to keep operating. My son has attended for the past two years and the activities provided such as arts and crafts, music, walk-a-thon (minis) for the March of Dimes have played a very important role in his development. He has learned to become more dexterous, more creative but most of all he has made friends and learned the importance of sharing with others who are not as fortunate as he. I for one sincerely hope that the Board of Education will do everything in its power to keep this program operating and to help get other programs like it started.

Sincerely,

*Gwendolyn F. Lynch*  
Gwendolyn F. Lynch

*Ms. Theresa ...  
309 W. ...  
Towson, Md. 21204*

*Board of Education*

Dear Sirs:

I strongly urge that the agreement between you, the Board of Education, and "Miss Debbie" be signed so that the creative workshop may be continued next year.

The creation of this workshop developed out of a strong need in our community for quality care for the children of working parents in the before & after school hours. As far as I am concerned, Miss Debbie has far exceeded our expectations. Every year has begun with new ideas & goals for the program. In the past they have ranged from movies, crafts, and music to involvement in community affairs such as the walk-a-thon. This small sampling of activities clearly shows the worth the program has provided my daughter.

Again I strongly urge you to sign this agreement. Without this program many children



would be left at home without direct supervision. With this in mind it felt is evident that you will do the right thing for our children and the signed agreement will become a reality.

I thank you for your kind attention in this matter.

Sincerely,  
 Mrs. Joan Robinson

Board of Education  
 Baltimore County

To Whom it May Concern - April 23, 1979

There is a great need for the educational program provided by the Extended Day Care. My daughter has been involved in the program for sometime now. I feel that she has attained her good grades through the reinforcement of her basic skills she has acquired at Extended Day. Her participation in the walk-a-thon for the March of Dimes, gets the children interested in helping others and community affairs.

I'm extremely happy that the Extended Day Care Program has helped to show my daughter that education can be an adventure in fun.

My child, being an only child, does not have the availability of children her age group in the home or neighborhood. She exposure to other children she receives is an education she can not afford to miss.

Being a working mother I need to know that there is a program to

help supplement her education. I feel confident that the Extended Day is just that.

The children will need it more than ever to help make their transition from Towson to Lutherville easier.

Thank you

Marilyn Carr

Description of Property - Lutherville Elementary School  
 8th Election District, Baltimore County  
 Being known as Rooms 22, 26 and future Rooms 27 and 28  
 in the Lutherville Elementary School

Beginning at a concrete monument on the west side of York Road, approximately 800 ft. south of Ridgely Road; thence running S. 76° 15' W. 315.53 ft., and N. 13° 45' W. 206.16 ft. to a 10 ft. right-of-way; thence along the south side of the 10 ft. right-of-way, S. 84° 30' W. 253.73 ft. to the east side of a 66 ft. strip of land, formerly the right-of-way of the Towson and Cockeysville Electric Railway Company; thence binding on the east side of said 66 ft. strip N. 14° 55' W. 371.27 ft. and northerly by a line curving to the left having a radius of 988.4 ft., a distance of 123.63 ft. to the south side of Ridgely Avenue; thence binding on the south side of said Avenue S. 70° 37' W. 52.84 ft. to the center of Kurtz Avenue; thence binding on the center of Kurtz Avenue S. 25° 25' W. 18 ft. to the west side of said strip, southerly by a line curving to the right having a radius of 922.4 ft. a distance of 105.7 ft. and S. 14° 55' 15' E. 285.83 ft. to the center of Franke Avenue; thence binding on the center of Franke Avenue S. 25° 40' W. 544.21 ft. to the center of North Avenue; thence binding on the center of North Avenue S. 65° 35' E. 466.31 ft. and S. 13° 45' E. 271.45 ft. to a point on the west side of Division Avenue; thence binding on the south side of a paper street known as Middle Avenue N. 76° 15' E. 653.00 ft. to the west side of York Road; thence binding on the west side of York Road N. 13° 45' W. 647.75 ft. to the place of beginning. Containing 15.27 acres of land, more or less.



# PETITION FOR SPECIAL EXCEPTION

8th District  
 Zoning: Petition for Special Exception for a Nursery School  
 Location: West side of York Road, 800 feet south of Ridgely Road  
 Date & Time: Thursday, March 6, 1980 at 10:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Position for Special Exception for a Nursery School (Extended Day Care Center)

All that parcel of land in the Eighth District of Baltimore County

Being known as Rooms 22, 26 and future Rooms 27 and 28 in the Lutherville Elementary School.

Beginning at a concrete monument on the west side of York Road, approximately 800 ft. south of Ridgely Road; thence running S. 76° 15' W. 315.53 ft. and N. 13° 45' W. 206.16 ft. to a 10 ft. right-of-way; thence along the south side of the 10 ft. right-of-way, S. 84° 30' W. 253.73 ft. to the east side of a 66 ft. strip of land, formerly the right-of-way of the Towson and Cockeysville Electric Railway Company; thence binding on the east side of said 66 ft. strip N. 14° 55' W. 371.27 ft. and northerly by a line curving to the left having a radius of 988.4 ft., a distance of 123.63 ft. to the south side of Ridgely Avenue; thence binding on the south side of said Avenue S. 70° 37' W. 52.84 ft. to the center of Kurtz Avenue; thence binding on the center of Kurtz Avenue S. 25° 25' W. 18 ft. to the west side of said strip, southerly by a line curving to the right having a radius of 922.4 ft. a distance of 105.7 ft. and S. 14° 55' 15' E. 285.83 ft. to the center of Franke Avenue; thence binding on the center of Franke Avenue S. 25° 40' W. 544.21 ft. to the center of North Avenue; thence binding on the center of North Avenue S. 65° 35' E. 466.31 ft. and S. 13° 45' E. 271.45 ft. to a point on the west side of Division Avenue; thence binding on the south side of a paper street known as Middle Avenue N. 76° 15' E. 653.00 ft. to the west side of York Road; thence binding on the west side of York Road N. 13° 45' W. 647.75 ft. to the place of beginning. Containing 15.27 acres of land, more or less.

# THE AEGIS

Bel Air, Md. 11 14 80

This is to Certify, That the annexed

Petition for Special Exception for a Nursery School was inserted in THE AEGIS, a newspaper printed and published in Harford County, once in each

of successive weeks before the

11th day of March, 1980

Publisher.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of one time before the 11th day of March, 1980, the first publication appearing on the 11th day of February 1980.

THE JEFFERSONIAN

R. Leach, Manager

Cost of Advertisement, \$

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
 Zoning Commissioner  
 John D. Seyffert, Director  
 Office of Planning and Zoning  
 Petition No. 80-177-X Item 118

February 14, 1980

Petition for Special Exception for a Nursery School  
 West side of York Road, 800 feet South of Ridgely Road  
 Petitioner: Board of Education of Baltimore County

Eighth District

HEARING: Thursday, March 6, 1980 (10:45 A.M.)

This office supports the subject request for an extended day care center, a public need.

John D. Seyffert, Director  
 Office of Planning and Zoning

JDS:JGH:b

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 6th day of February, 1980.

Filing Fee \$ 50.00 Received: ☒ Check ☐ Cash ☐ Other

ITEM 118

Petitioner Epson Chapel

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney

Reviewed by Diana Attie

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

80-177-X

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 8th Date of Posting Feb. 18, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: BOARD OF EDUCATION OF BALTIMORE COUNTY

Location of property: W. York Road, 800' S of Ridgely Road

Location of Signs: W. York Road 900' S of Ridgely Road

Remarks: Thomas R. Roland

Date of return: Feb. 28, 1980

1-Sign

## PETITION FOR SPECIAL EXCEPTION

ZONING: Petition for Special Exception for a Nursery School  
 LOCATION: West side of York Road, 800 feet South of Ridgely Road  
 DATE & TIME: Thursday, March 6, 1980 at 10:45 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Position for Special Exception for a Nursery School (Extended Day Care Center)

All that parcel of land in the Eighth District of Baltimore County

Being known as Rooms 22, 26 and future Rooms 27 and 28 in the Lutherville Elementary School.

Beginning at a concrete monument on the west side of York Road, approximately 800 ft. south of Ridgely Road; thence running S. 76° 15' W. 315.53 ft. and N. 13° 45' W. 206.16 ft. to a 10 ft. right-of-way; thence along the south side of the 10 ft. right-of-way, S. 84° 30' W. 253.73 ft. to the east side of a 66 ft. strip of land, formerly the right-of-way of the Towson and Cockeysville Electric Railway Company; thence binding on the east side of said 66 ft. strip N. 14° 55' W. 371.27 ft. and northerly by a line curving to the left having a radius of 988.4 ft., a distance of 123.63 ft. to the south side of Ridgely Avenue; thence binding on the south side of said Avenue S. 70° 37' W. 52.84 ft. to the center of Kurtz Avenue; thence binding on the center of Kurtz Avenue S. 25° 25' W. 18 ft. to the west side of said strip, southerly by a line curving to the right having a radius of 922.4 ft. a distance of 105.7 ft. and S. 14° 55' 15' E. 285.83 ft. to the center of Franke Avenue; thence binding on the center of Franke Avenue S. 25° 40' W. 544.21 ft. to the center of North Avenue; thence binding on the center of North Avenue S. 65° 35' E. 466.31 ft. and S. 13° 45' E. 271.45 ft. to a point on the west side of Division Avenue; thence binding on the south side of a paper street known as Middle Avenue N. 76° 15' E. 653.00 ft. to the west side of York Road; thence binding on the west side of York Road N. 13° 45' W. 647.75 ft. to the place of beginning. Containing 15.27 acres of land, more or less.

Being the property of the Board of Education of Baltimore County, as shown on plat plan filed with the Zoning Department of Baltimore County.

Hearing Date: Thursday, March 6, 1980 at 10:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 86347

DATE: March 20, 1980 ACCOUNT: 01-662

AMOUNT: \$59.50

RECEIVED FROM: Epson Chapel, Inc.

FOR: Posting & advertising property Case no. 80-177-X

86278421 695046

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 85620

DATE: February 6, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Epson Chapel, Inc.

FOR: Filing Fee for Case No. 80-177-X

277375 6 500046

VALIDATION OR SIGNATURE OF CASHIER

